

Lot 4

£24,000 Per Annum
Exclusive

5 & 5a The Parade, Farnham Common, Buckinghamshire SL2 3QJ Freehold Retail and Residential Investment



Key Details

- Entirely let to Individual t/a The Tanning Planet
- Let until March 2022
- Includes separately accessed split level three bed maisonette on the first and second floors
- Imminent Asset Management Potential
- Affluent and popular Buckingham village between Beaconsfield and Stoke Poges
- VAT-free investment

Location

Miles: 4 miles south of Beaconsfield
6 miles north of Windsor
24 miles west of Central London

Roads: M4, M25, M40

Air: London Heathrow

Situation

Farnham Common is an affluent and attractive commuter village in Buckinghamshire, between Beaconsfield and Stoke Poges, and approximately 24 miles west of Central London. The property is located less than six miles to Junction 1A of the M40 motorway at its junction with the M25 (J16). The property is situated in a prominent location on the east side of The Parade (Beaconsfield Road), in the heart of Farnham Common. Nearby occupiers include Sainsbury's Local, Tesco Express, Costa Coffee and various independent retailers, cafe's and restaurants.

Description

The property comprises a three storey building, arranged as a ground floor shop, with a three bedroom split-maisonette on the first and second floors, accessed separately from the front and rear. The Property benefits from parking to the rear-please see Legal Pack for extent of title to be transferred on completion.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

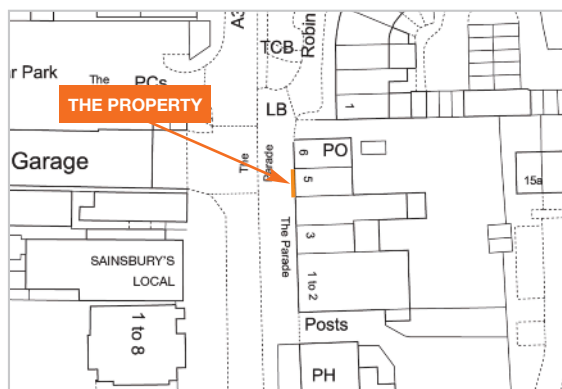
Energy Performance Certificate

Shop - B. Flat - F. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	56.30 sq m	(606 sq ft)	A. HEARN t/a The Tanning Planet (1)	10 years from 30/03/2012 on a full repairing and insuring lease	£24,000
First/Second	3 bed maisonette	104.61 sq m	(1,126 sq ft)			
Total		160.91 sq m	(1,732 sq ft)			£24,000

(1) We understand that the tenant sublets the maisonette at £900 pcm (£10,800 pa).



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